

PLANNING DIVISION
CITY OF SUNNYVALE
P.O. BOX 3707
SUNNYVALE, CALIFORNIA 94088-3707

File Number: 2003-0508
No. 03-25

**NOTICE OF INTENT TO ADOPT
NEGATIVE DECLARATION**

This form is provided as a notification of an intent to adopt a Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #193-86.

PROJECT TITLE:

Application for a General Plan Amendment, an amendment of a portion of Opportunity Area Three of the Precise Plan for El Camino Real and a Rezone.

PROJECT DESCRIPTION AND LOCATION (APN):

2003-0508- Yvonne E. Jacobson [Applicant/Owner]: Application for related proposals on a 3.71-acre site. The properties are located at **707 South Mathilda Avenue, 711 South Mathilda Avenue and 0 South Mathilda Avenue** in a C-2/PD (Highway Business/Planned Development) Zoning District. (APN's: 201-22-009, 201-22-010, 201-22-012, 201-35-005)

- **General Plan Amendment** for a portion of the site from Commercial General Business to Residential;
- **An amendment of a portion of Opportunity Area Three of the Precise Plan for El Camino Real** from office/commercial to residential and commercial;
- **Rezone** from C-2/PD (Highway Business/Planned Development) to C-2/ECR (Highway Business/El Camino Real Precise Plan).

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WHERE TO VIEW THIS DOCUMENT:

The **Negative Declaration**, its supporting documentation and details relating to the project are on file and available for review and comment in the Office of the Secretary of the Planning Commission, City Hall, 456 West Olive Avenue, Sunnyvale.

This **Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Tuesday, November 18, 2003**. Such protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

HEARING INFORMATION:

A public hearing on the project is scheduled for:

Monday, November 24, 2003 at 8:00 p.m. by the Planning Commission in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale; and on,

Tuesday, December 16, 2003 at 7:30 p.m. by the City Council in Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

TOXIC SITE INFORMATION:

(No) listed toxic sites are present at the project location.

Circulated On October 29,
2003

Signed: _____
Fred Bell, Principal Planner

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SUNNYVALE, CALIFORNIA 94088-3707

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NEGATIVE DECLARATION

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FINDINGS:

The Director of Community Development of the City of Sunnyvale, California, hereby determines that an environmental impact report is not required. There are sufficient environmental controls incorporated into the Zoning and Subdivision regulations to ensure no significant detrimental effect by any proposed use, in the case of a PD overlay or any application.

The above determination is based upon the initial study conducted in this matter; information provided by the applicant in an "Application for Environmental Finding" that site and architectural control will be exercised over the proposed development by the Planning Commission and City Council. No endangered species are known to depend on this site for habitat.

This **Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Tuesday, November 18, 2003**. Such protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a Negative Declaration will be considered by the adopting authority, whose action on the protest may be appealed.

Circulated On October 29, 2003

Signed: _____
Fred Bell, Principal Planner

Adopted On _____

Verified: _____
Fred Bell, Principal Planner

**California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION**

De Minimis Impact Finding

PROJECT TITLE/LOCATION (INCLUDE COUNTY):

The General Plan Amendment, an amendment of a portion of Opportunity Area Three of the Precise Plan for El Camino Real and the Rezone are located on **707 South Mathilda Avenue, 711 South Mathilda Avenue and 0 South Mathilda Avenue**, City of Sunnyvale, County of Santa Clara in a C-2/PD (Highway Business/Planned Development) Zoning District. APN's: 201-22-009, 201-22-010, 201-22-012, 201-35-005)

PROJECT DESCRIPTION:

2003-0508- Yvonne E. Jacobson [Applicant/Owner]: Application for related proposals on a 3.71-acre site. The properties are located at **707 South Mathilda Avenue, 711 South Mathilda Avenue and 0 South Mathilda Avenue** in a C-2/PD (Highway Business/Planned Development) Zoning District. (APN's: 201-22-009, 201-22-010, 201-22-012, 201-35-005)

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FINDINGS OF EXEMPTION:

1. This project is in an urban setting.
2. There is no alteration of land or effect on fish or wildlife.

CERTIFICATION:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Fred Bell
Title: Principal Planner, Community Development
Lead Agency: City of Sunnyvale
Date: _____

INITIAL STUDY

City of Sunnyvale
Department of Community
Development
Planning Division
P.O.Box 3707
Sunnyvale, CA 94088-3707

Project #:	2003-0508 GPA, PP, RZ
Project Address:	0, 707, & 711 South Mathilda Avenue
Applicant:	Yvonne E. Jacobson

1. Project Title: 0, 707 & 711 South Mathilda Avenue
General Plan & Precise Plan ECR Amendments & Rezone
2. Lead Agency Name and Address: City of Sunnyvale, Community Development Department,
Planning Division
3. Contact Person and Phone Number: Erin Walters (408) 730-7257
4. Project Location: 0, 707 & 711 South Mathilda Avenue
5. Project Sponsor's Name and Address: William Jacobson, 26715 Birch Hill Way
Los Altos Hills, California 94022
6. General Plan Designation: Existing: Commercial General Business (CGB)
Proposed Alternatives:
(a.) CGB & Residential Low Medium Density (RLM)
(b.) CGB & Residential Medium Density (RMED)
(c.) CGB & Residential High Density (RHI)
7. Zoning: Existing: Highway Business/Planned Development (C2/PD)
& Public Facility (PF)
Proposed: Highway Business/ El Camino Precise Plan
District(C2/ECR)
8. Description of the Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. (Attach additional sheets if necessary)
See end of checklist for description.
9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings)
North: Across El Camino Real, city hall campus
South: Across Tennis Center Lane, municipal tennis center
and agricultural orchard
East: Across Mathilda Avenue, commercial center and
apartments
West: commercial, car dealership, and townhomes
10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement).
N/A

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☒

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. ☐

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. ☐

Signature
Erin Walters, Associate Planner

Date
City of Sunnyvale

Printed Name

For (Lead Agency)

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
-----------------------------------	--------------------------------	--	------------------------------	-----------	--------

I. AESTHETICS. Would the project:

- | | | | | | |
|---|--------------------------|--------------------------|--------------------------|----------|------------|
| a. Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2, 94 |
| b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2, 94 |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2, 94, 101 |
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2, 94 |

II. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | | |
|---|--------------------------|--------------------------|--------------------------|----------|---------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 3, 97, 100, 111 |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 3, 97, 100, 111 |
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 3, 96, 97, 100, 111 |
| d. Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 62, 63, 111, 112 |

- | | | | | | |
|---|--------------------------|--------------------------|--------------------------|----------|-------------|
| e. Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 111,
112 |
|---|--------------------------|--------------------------|--------------------------|----------|-------------|

III. BIOLOGICAL RESOURCES:

- | | | | | | |
|---|--------------------------|--------------------------|--------------------------|----------|-------------------------------|
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2, 94,
111,
112,
109 |
| b. Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2, 94,
111,
112,
109 |
| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2, 94,
111,
112,
109 |
| d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2, 94,
111,
112,
109 |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 41, 94,
111,
112 |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2, 41,
94, 111,
112 |

IV. CULTURAL RESOURCES. Would the project:

- | | | | | | |
|---|--------------------------|--------------------------|--------------------------|----------|-------------------------------|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 10, 42,
60, 61,
94, 111 |
| b. Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 10, 42,
94 |

Issues and Supporting Information	<i>Potentially Significant Impact</i>	<i>Less than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Source</i>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	10, 42, 94, 111
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	2, 111, 112
V. LAND USE AND PLANNING. Would the project:					
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	2, 11, 12, 21, 28
b. Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	31, 28, 111
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	2, 41, 94, 111
VI. MINERAL RESOURCES. Would the project:					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	2, 94
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	2, 94
VII. NOISE. Would the project result in:					
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	Discussion at end of check-list.

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|----------|-------------------------|
| b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2, 16, 26, 94, 111, 112 |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2, 16, 26, 94, 111, 112 |
| d. A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2, 16, 26, 94, 111, 112 |

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source

VIII. POPULATION AND HOUSING. Would the project:

- | | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|---------------------------------|
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | X | <input type="checkbox"/> | <input type="checkbox"/> | Discussion at end of check-list |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2, 11, 111, 112, |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2, 11, 111, 112 |

IX. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Discu s- sion at end of chec k-list
b) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>UFC/</u> <u>UBC/</u> <u>SVM</u> <u>C</u>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112
d) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 111, 112
e) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	26, 65, 66, 103, 104

<i>Issues and Supporting Information</i>	<i>Potenti ally Signific ant Impact</i>	<i>Less than Significa nt With Mitigatio n Incorpor ated</i>	<i>Less Than Signific ant Impact</i>	<i>No Imp act</i>	<i>Sour ce</i>

Planning Division Checklist (8 of 8)

X. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | | |
|---|--------------------------|--------------------------|--------------------------|----------|---|
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2,
10,
26,
42,
59,
60,
61,
111,
112 |
| b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 1, 2,
111,
112 |
| c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 111,
112 |

Building & Safety Division Checklist (1 of 1)**XI. GEOLOGY AND SOILS.** Would the project:

- | | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|---|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: | | | | | |
| (i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | <u>UBC,</u>
<u>UPC,</u>
<u>UMC</u>
<u>NEC</u> |
| (ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> | Disc
ussi
on
at
end
of
chec
k-list |
| (iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | <u>UBC,</u>
<u>UPC,</u>
<u>UMC</u>
<u>NEC</u> |
| (iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | " |

<i>Issues and Supporting Information</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Source</i>
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Planning Division Checklist (8 of 8)

X. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | | |
|---|--------------------------|--------------------------|--------------------------|----------|-------------------------------------|
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2, 10, 26, 42, 59, 60, 61, 111, 112 |
| b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 1, 2, 111, 112 |
| c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 111, 112 |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | " |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | " |
| d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | " |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | " |

Page Break

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|----------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2, 20, 24, 87, 88, 89, 90, 111, 112 |
| b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2, 20, 24, 25, 87, 88, 89, 111, 112 |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2, 20, 24, 25, 87, 88, 89, 111, 112 |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2, 20, 24, 25, 87, 88, 89, 111, 112 |

- | | | | | | |
|---|--------------------------|--------------------------|--------------------------|----------|--|
| e) Result in a determination by the wastewater treatment provider that services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2,
20,
24,
25,
87,
88,
89,
90,
111,
112 |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2,
22,
90,
111,
112 |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2,
22,
90,
111,
112 |

<i>Issues and Supporting Information</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Source</i>

XIII. TRANSPORTATION/TRAFFIC. Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|----------|--|
| a) Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2,
12,
71,
75,
76,
77,
111,
112 |
|--|--------------------------|--------------------------|--------------------------|----------|--|

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	2, 71, 75, 76, 77, 80, 84, 111, 112
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	2, 111, 112, 113
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	2, 12, 71, 75, 76, 77, 80, 84, 111, 112
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	2, 111, 112
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	2, 37, 111, 112
g) Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	2, 12, 81, 111, 112

XIV. HAZARDS AND HAZARDOUS MATERIALS. Would the project?

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<u>UFC/U</u> <u>BC/SV</u> <u>MC</u>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<u>UFC/U</u> <u>BC/SV</u> <u>MC</u>

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|----------|---|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | <u>UFC/U</u>
<u>BC/SV</u>
<u>MC</u> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | <u>UFC/U</u>
<u>BC/SV</u>
<u>MC</u> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | <u>UFC/U</u>
<u>BC/SV</u>
<u>MC</u> |
| f) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | <u>UFC/U</u>
<u>BC/SV</u>
<u>MC</u> |
| g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | <u>UFC/U</u>
<u>BC/SV</u>
<u>MC</u> |

<i>Issues and Supporting Information</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Source</i>

XV. RECREATION

- | | | | | | |
|---|--------------------------|--------------------------|--------------------------|----------|--------------------------|
| a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2,
18,
111,
112 |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2,
18,
111,
112 |

XIX. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project?

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|----------|----|
| a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 94 |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 94 |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 94 |

HYDROLOGY AND WATER QUALITY. Would the project:

- | | | | | | |
|---|--------------------------|--------------------------|--------------------------|----------|---------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2,
24,
25,
111,
112 |
| c) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X | 2,
24,
25,
111,
112 |

Issues and Supporting Information	Potenti ally Signific ant Impact	Less than Significa nt With Mitigatio n Incorpor ated	Less Than Signific ant Impact	No Imp act	Sour ce

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	2, 24, 25, 111, 112
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	2, 24, 25, 111, 112
e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	2, 24, 25, 111, 112
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	2, 24, 25, 111, 112
g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	2, 12, 19, 24, 111, 112
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	2, 19, 24, 111, 112
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	2, 19, 24, 25, 111, 112
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	2, 19, 24, 25, 111, 112

PROJECT DESCRIPTION

The subject 3.71-acre project site is made up of four different parcels and located at the southwest corner of the intersection of South Mathilda Avenue and El Camino Real,

the two highest volume arterials that cross the City. Three of the parcels are Zoned C2-PD (Highway Business/Planned Development) and are currently occupied by a gas station, a single-family house and an orchard. One of the parcels located under high-tension power lines is Zoned PF (Public Facility) and is currently vacant. Two of the parcels are sited within Opportunity Area 3 of the Precise Plan for El Camino Real. The orchard parcel is pre-zoned as it is not currently within the City limits.

The immediately adjacent uses consist of commercial, car dealership, and medium density residential uses such as townhomes. Across El Camino Real to the north is the City Hall campus. East of the project is a commercial center with medium density residential uses such as apartments. To the south of the project is the Sunnyvale Municipal Tennis Center and agricultural orchard.

General Plan Amendment: The proposed General Plan Amendment would change a portion of the site's land use designation to residential while the remainder would stay Commercial General Business (CGB). The current General Plan designation and the Precise Plan for El Camino Real allows Class A office space land use.

The project studies and analyzes a range of different land use alternatives for the project site.

1. Existing General Plan Designation and Precise Plan
2. Commercial General Business (CGB) & Residential Low Medium Density (RLM)
3. CGB & Residential Medium Density (RMED)
4. CGB & Residential High Density (RHI)
5. Integrated Mixed Use- Commercial General Business (CGB)

Precise Plan for El Camino Real Opportunity Area 3 Amendment: Similar to the General Plan Amendment this study would analyze a range of appropriate land uses and density at a site located in a portion of Opportunity Area 3 of the Precise Plan for El Camino Real.

Rezone: Rezone parcels (201-22-009, 201-22-010, 201-22-012) from Highway Business/Planned Development (C2/PD) to Highway Business/ El Camino Real Precise Plan (C2/ECR). Rezone parcel (2001-35-005) from Public Facility (PF) to Highway Business/El Camino Real Precise Plan(C2/ECR)

DISCUSSION OF IMPACTS THAT ARE LESS THAN SIGNIFICANT

NOISE a) The project site is located within an area with noise exposure, 50 feet from the edge of the road of 70-74 Ldn per the 1997 Noise Sub-Element of the City of Sunnyvale General Plan. Exterior noise exposure of 70-80 Ldn is conditionally acceptable for land uses such as office buildings, commercial and professional buildings. Exterior noise exposure of 60 -75 Ldn is conditionally acceptable for residential land uses. Residential uses must meet and achieve the "Noise and Land Use Compatibility Guidelines" provided in Table 2 of the Noise Sub-Element which address achieving appropriate indoor noise levels. An acoustical analysis may be required once a specific project application is received. Through the City's implementation of the Municipal Code noise regulations, the impact will be lessened to a less than significant level.

POPULATION AND HOUSING a) The General Plan Amendment study looks at a range of adding 0 to 102 residential units to the City's Housing stock, which will increase the population in that section of the City. However, the city contains approximately 51,000 housing units, and this proposed increase is not substantial to the existing population or adequacy of infrastructure to support it.

PUBLIC SERVICES- PARKS a) The General Plan Amendment study's range of adding 0 to 102 residential units could increase the demand on park services to the area. The City's standard is 6.3 acres of parkland per 1000 population. In order to address this additional demand, Sunnyvale Municipal Code Chapter 18.10 requires the developer of any new residential development to pay the park fees prior to approval of the of the Final Map. These monies are intended to allow the City to buy additional land for park areas within the City.

GEOLOGY AND SOILS (a.ii) The project site is not located in an area with any active faults, but may experience strong seismic ground shaking in the event of an earthquake. Through the City's implementation of the Uniform Building Code requirements for area's with potential for seismic activity this aspect of the project will be reduced to a less than significant level.

HAZARDS AND HAZARDOUS MATERIALS (b.) A Phase I and Screening Level Phase II Environmental Assessment was conducted on the project site. The results of the Assessment found no evidence or indication of the presence of Recognized Environmental Conditions at the property.

RECREATION (a.) The project site is adjacent to an existing neighborhood park. The potential addition of 0 to 102 residential units could increase the demand on the adjacent neighborhood park but is not likely that substantial deterioration of the facility would occur or be accelerated.

AGRICULTURAL REASOURCES (b.) Section 51200 of the Government Code, known as the California Land Conservation Act of 1965 or as the Williamson Act, establishes the provisions that allow a certain tax advantage to lands maintained in agricultural use. A portion of the 3.71-acre project site is currently under a Williamson Act contract. General Plan Amendments and/or pre-zoning of the property do not require the contract status be terminated. However the contract status must be terminated in order to proceed with development of the property.

AGRICULTURAL REASOURCES (c.) A portion of the 3.71-acre project site is currently an orchard. The current General Plan and pre-zoning of the site allow non-agricultural land uses on the orchard site.

INITIAL STUDY REFERENCE CHECKLIST

Note: All references are the most recent version as of the date the initial Study was prepared:

1. **City of Sunnyvale General Plan:**
2. Map
3. Air Quality Sub-Element
4. Community Design Sub-Element
5. Community Participation Sub-Element
6. Cultural Arts Sub-Element
7. Executive Summary
8. Fire Services Sub-Element
9. Fiscal Sub-Element
10. Heritage Preservation Sub-Element
11. Housing & Community Revitalization Sub-Element
12. Land Use & Transportation Sub-Element
13. Law Enforcement Sub-Element
14. Legislative Management Sub-Element
15. Library Sub-Element
16. Noise Sub-Element
17. Open Space Sub-Element.
18. Recreation Sub-Element
19. Safety & Seismic Safety Sub-Element
20. Sanitary Sewer System Sub-Element
21. Socio-Economic Sub-Element
22. Solid Waste Management Sub-Element
23. Support Services Sub-Element
24. Surface Run-off Sub-Element
25. Water Resources Sub-Element
26. **City of Sunnyvale Municipal Code:**
27. Chapter 10
28. Zoning Map
29. Chapter 19.42. Operating Standards
30. Chapter 19.28. Downtown Specific Plan District
31. Chapter 19.18. Residential Zoning Districts
32. Chapter 19.20. Commercial Zoning Districts
33. Chapter 19.22. Industrial Zoning Districts
34. Chapter 19.24. Office Zoning Districts
35. Chapter 19.26. Combining Zoning

Districts

- 36. Chapter 19.28. Downtown Specific Plan
- 37. Chapter 19.46. Off-Street Parking & Loading
- 38. Chapter 19.56. Solar Access
- 39. Chapter 19.66. Affordable Housing
- 40. Chapter 19.72. Conversion of Mobile Home Parks to Other Uses
- 41. Chapter 19.94. Tree Preservation
- 42. Chapter 19.96. Heritage Preservation

Specific Plans

- 43. El Camino Real Precise Plan
- 44. Lockheed Site Master Use Permit
- 45. Moffett Field Comprehensive Use Plan
- 46. 101 & Lawrence Site Specific Plan
- 47. Southern Pacific Corridor Plan

Environmental Impact Reports

- 48. Futures Study Environmental Impact Report
- 49. Lockheed Site Master Use Permit Environmental Impact Report
- 50. Tasman Corridor LRT Environmental Impact Study (supplemental)
- 51. Kaiser Permanente Medical Center Replacement Center Environmental Impact Report (City of Santa Clara)
- 52. Downtown Development Program Environmental Impact Report
- 53. Caribbean-Moffett Park Environmental Impact Report
- 54. Southern Pacific Corridor Plan Environmental Impact Report

Maps

- 55. City of Sunnyvale Aerial Maps
- 56. Flood Insurance Rate Maps (FEMA)
- 57. Santa Clara County Assessors Parcel
- 58. Utility Maps (50 scale)

Lists/Inventories

- 59. Sunnyvale Cultural Resources Inventory List
- 60. Heritage Landmark Designation List
- 61. Santa Clara County Heritage Resource Inventory
- 62. Hazardous Waste & Substances Sites List (State of California)
- 63. List of Known Contaminants in Sunnyvale

Legislation/Acts/Bills/Codes

64. Subdivision Map Act
65. Uniform Fire Code, including amendments per SMC adoption
66. National Fire Code (National Fire Protection Association)
67. Title 19 California Administrative Code
68. California Assembly Bill 2185/2187 (Waters Bill)
69. California Assembly Bill 3777 (La Follette Bill)
70. Superfund Amendments & Reauthorization Act (SARA) Title III

Transportation

71. California Department of Transportation Highway Design Manual
72. California Department of Transportation Traffic Manual
73. California Department of Transportation Standard Plan
74. California Department of Transportation Standard Specification
75. Institute of Transportation Engineers - Trip Generation
76. Institute of Transportation Engineers Transportation and Traffic Engineering Handbook
77. U.S. Dept. of Transportation Federal Highway Admin. Manual on Uniform Traffic Control Devices for Street and Highways
78. California Vehicle Code
79. Traffic Engineering Theory & Practice by L. J. Pagnataro
80. Santa Clara County Congestion Management Program and Technical Guidelines
81. Santa Clara County Transportation Agency Short Range Transit Plan
82. Santa Clara County Transportation Plan
83. Traffic Volume Studies, City of Sunnyvale Public works Department of Traffic Engineering Division
84. Santa Clara County Sub-Regional Deficiency Plan
85. Bicycle Plan

Public Works

86. Standard Specifications and Details of

- the Department of Public Works
- 87. Storm Drain Master Plan
- 88. Sanitary Sewer Master Plan
- 89. Water Master Plan
- 90. Solid Waste Management Plan of Santa Clara County
- 91. Geotechnical Investigation Reports
- 92. Engineering Division Project Files
- 93. Subdivision and Parcel Map Files

Miscellaneous

- 94. Field Inspection
- 95. Environmental Information Form
- 96. Annual Summary of Containment Excesses (BAAQMD)
- 97. Current Air Quality Data
- 98. Chemical Emergency Preparedness Program (EPA) Interim Document in 1985?)
- 99. Association of Bay Area Governments (ABAG) Population Projections
- 100. Bay Area Clean Air Plan
- 101. City-wide Design Guidelines
- 102. Industrial Design Guidelines

Building Safety

- 103. Uniform Building Code, Volume 1, (Including the California Building Code, Volume 1)
- 104. Uniform Building Code, Volume 2, (Including the California Building Code, Volume 2)
- 105. Uniform Plumbing Code, (Including the California Plumbing Code)
- 106. Uniform Mechanical Code, (Including the California Mechanical Code)
- 108. Title 16 of the Sunnyvale Municipal Code

Additional References

- 109. USFWS/CA Dept. of F&G Special Status Lists
- 110. Project Traffic Impact Analysis
- 111. Project Description
- 112. Project Development Plans
- 113. Santa Clara County Airport Land Use Plan
- 114. Federal Aviation Administration
- 115. Site Plan
- 116. Site Visit
- 117. Phase I & Screening Level Phase II Environmental Assessment Prepared

GeoTrans, Inc. in May 2003
118. City of Sunnyvale Municipal Code Titles
20 and 21